# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the *Estate Agents Act 1980***

## Property offered for sale

Address: 19 BLUEGUM CIRCUIT, RIDDELLS CREEK VIC 3431

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: $ | or range between: $ 1,150,000 | & | $ 1,200,000

## Median sale price

Median price: $1,177,500 | Property type: *HOUSE* | Suburb: RIDDELLS CREEK

Period - From: August 22 | to: August 23 | Source: REALESTATE.COM.AU

## Comparable property sales

**A** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1 4 BLUEGUM CIRCUIT, RIDDELLS CREEK 3431 | $ 1,220,000 | 11/04/2023 |
| 2 51 BLUEGUM CIRCUIT, RIDDELLS CREEK 3431 | $ 1,275,000 | 17/06/2023 |
| 3 62 RANGEVIEW DRIVE, RIDDELLS CREEK 3431 | $ 1,265,000 | 06/04/2023 |

**OR**

**B** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 1ST AUGUST 2023